

FINAL PLAT

15034

CREEKSIDE PLAZA
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 12, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL BY THESE PRESENTS:

That JACKSONIA CORPORATION, a California Corporation, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION

A portion of land lying within the Northeast Quarter of Section 12, Township 14 South, Range 66 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, described as follows:

BASIS OF BEARINGS: Bearings are based upon the Easterly right-of-way line of Space Center Drive as recorded under Reception No. 201170950 of the El Paso County records, monumented at the Northwest corner of Lot 1, Creekside Center Filing No. 3 as recorded under Reception No. 207712705 of said records with a bronze cap in asphalt stamped "PLS 32430" and monumented at the Southwest corner of Lot 1, Creekside Apartments Filing No. 1 as recorded under Reception No. 201170950 of said records with a #5 rebar, and is assumed to bear N 05°05'08" E, a field measured distance of 648.52 feet.

BEGINNING at the Northwest corner of Lot 1 of said Creekside Center Filing No. 3; thence N 05°05'08" E along the Easterly right-of-way line of said Space Center Drive, a distance of 648.52 feet to Southwest corner of Lot 1 of said Creekside Apartments Filing No. 1; thence S 89°59'13" E along the South line of Lot 1 of said Creekside Apartments Filing No. 1, a distance of 375.04 feet to the Southeast corner of Lot 1, of said Creekside Apartments Filing No. 1, said corner also being a point of the Westerly right-of-way line of Powers Boulevard as recorded under Book 5259 at Page 1306; thence the following three (3) courses along said Westerly right-of-way line of Powers Boulevard: 1) S 10°34'00" W, a distance of 196.76 feet; 2) S 12°57'49" W, a distance of 272.07 feet; 3) 216.34 feet along the arc of a 2587.00 foot radius non-tangent curve to the left, having a central angle of 04°47'29" and a chord that bears S 06°58'28" W, 216.28 feet to the Northeast corner of Lot 1 of said Creekside Center Filing No. 3; thence N 84°56'37" W along the North line of Lot 1 of said Creekside Center Filing No. 3, a distance of 310.36 feet to the Point of Beginning.

Containing a calculated area of 223,279 square feet (5.126 acres) of land, more or less.

DEDICATION:

The undersigned has caused said tract of land to be platted into the lots and easements as shown on this plat.

The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those public easements as shown on the plat; and further restricts the use of all public easement to the City of Colorado Springs and/or its assigns; provided, however, that the sole right and authority to vacate, release or quitclaim all or any dedicated public easements shall remain exclusively vested in the City of Colorado Springs.

This tract of land as herein platted shall be known as "CREEKSIDE PLAZA", in the City of Colorado Springs, El Paso County, Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, JACKSONIA CORPORATION, a California Corporation has executed this instrument this 19th day of August, 2022, A.D.

John Malouf, Vice President JACKSONIA CORPORATION

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

NOTARIAL:

CALIFORNIA STATE OF COLORADO } SS COUNTY OF Ventura }

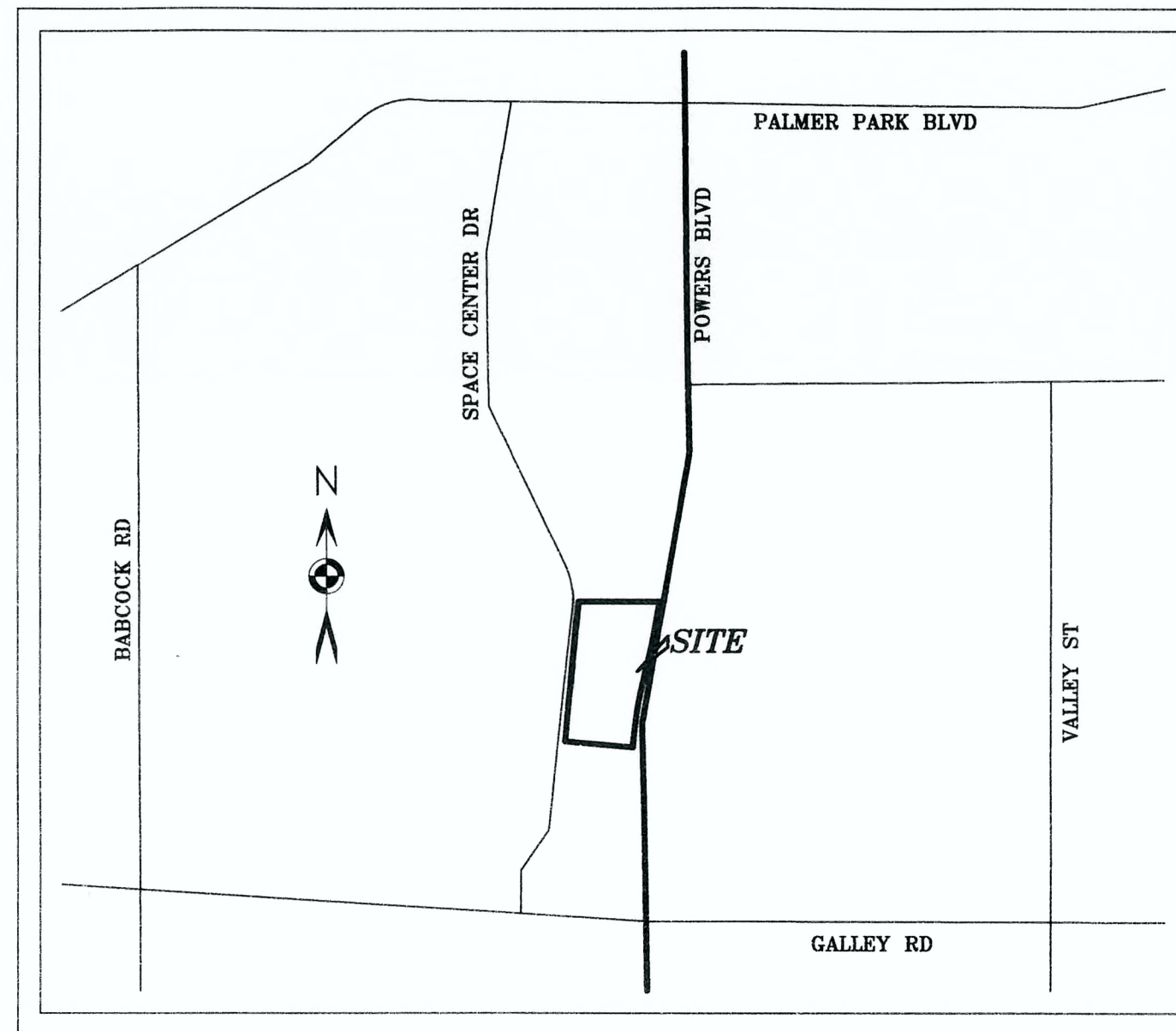
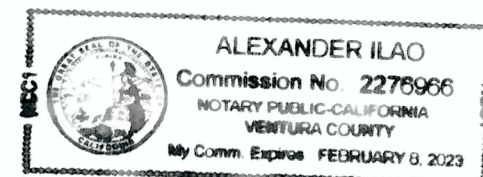
The above and aforementioned instrument was acknowledged before me this 19 day of August, 2022, A.D.,

by John Malouf, Vice President for Jacksonia Corporation, a California Corporation.

Witness my hand and seal:

Notary Public Alexander Ila

My Commission expires Feb 8, 2023



VICINITY MAP (NOT TO SCALE)

EASEMENT STATEMENT:

Unless shown greater in width, both sides of the overall platted parcel are hereby platted with a five (5) foot easement for public utilities, the overall front parcel line is hereby platted with a seven and one-half (7.5) foot public improvement easement, and the overall rear parcel line is hereby platted with a seven (7) foot easement for public utilities and drainage purposes, with the sole responsibility for maintenance being vested with the individual property owners.

All utility easements that are dedicated herein for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

SURVEYOR'S NOTES

- 1. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey was performed in the field on November 6, 2018.
5. The overall subject parcel contains a calculated area of 223,279 square feet (5.126 acres) of land, more or less.
6. This survey does not constitute a title search by Barron Land, LLC to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Barron Land, LLC relied upon Title Commitment Policy No. OX55070639.748554, with a policy date of August 8, 2018 at 5:00 P.M. as provided by Land Title Guarantee Company.
7. BASIS OF BEARINGS: Bearings are based upon the Easterly right-of-way line of Space Center Drive as recorded under Reception No. 201170950 of the El Paso County records, monumented at the Northwest corner of Lot 1, Creekside Center Filing No. 3 as recorded under Reception No. 207712705 of said records with a bronze cap in asphalt stamped "PLS 32430" and monumented at the Southwest corner of Lot 1, Creekside Apartments Filing No. 1 as recorded under Reception No. 201170950 of said records with a #5 rebar, and is assumed to bear N 05°05'08" E, a field measured distance of 648.52 feet.
8. There shall be no direct vehicular access from any lot to Powers Boulevard.
9. Unless otherwise stated, all found and set monuments are flush with grade.
10. This property is subject to the findings summary and conclusions of a Preliminary Subsurface Soil Investigation Report prepared by Entech Engineering, Inc, Job No. 181821, dated Dec. 14, 2018.
11. Access to all lots will be from Space Center Drive via a Private Access Easement as shown hereon, to be recorded by separate instrument.
12. The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 217069667 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
13. The private detention pond proposed to be built on Lot 1 will be owned by the owners of Lot 1 and maintained by The Creekside Center Owner's Association, Inc.

FLOOD PLAIN CERTIFICATION:

The National Flood Insurance Program Flood Insurance Rate Map (FIRM) panel No. 08041C0751G, effective date December 7, 2018, indicates that the overall parcel platted hereon is located in FEMA Zone X (Areas determined outside the 500-year floodplain).

NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended.

No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit, cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including but not limited to drainage, street and erosion control have been placed on file with the City of Colorado Springs.

SURVEYOR'S STATEMENT:

I, Spencer J. Barron, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, opinion, and belief. This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this 15th day of August, 2022.



Spencer J. Barron Colorado registered PLS #38141 For and on behalf of Barron Land, LLC

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "CREEKSIDE PLAZA"

City Planning Director: W. E. G. (Signature) 10/11/2022
City Engineer: Amy Stundin (Signature) 10/12/2022
City Clerk: Sarah (Signature) 10/12/22

RECORDING

STATE OF COLORADO } SS COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record at my office at 12:54 o'clock PM this 13th day of October, 2022 A.D., and is duly recorded under Reception Number 222115034 of the records of El Paso County, Colorado.

Chuck Broerman, Recorder

By: Karly Squires Deputy

Fee: 20.00

Surcharge: 3.00

FEES:

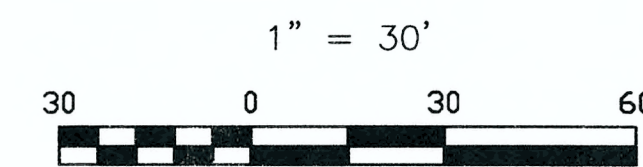
School Fee: N/A COMMERCIAL
Bridge Fee: N/A
Park Fee: N/A COMMERCIAL
Drainage Fee: PAID

CITY No. AR FP 21-00316

Table with columns: No., Date, Remarks, Date, By. Includes revision history for the plat.

BARRON LAND logo and contact information: 2790 N. Academy Blvd, Suite 311, Colorado Springs, CO 80917. P: 719.360.6827, F: 719.466.6527. www.BARRONLAND.com

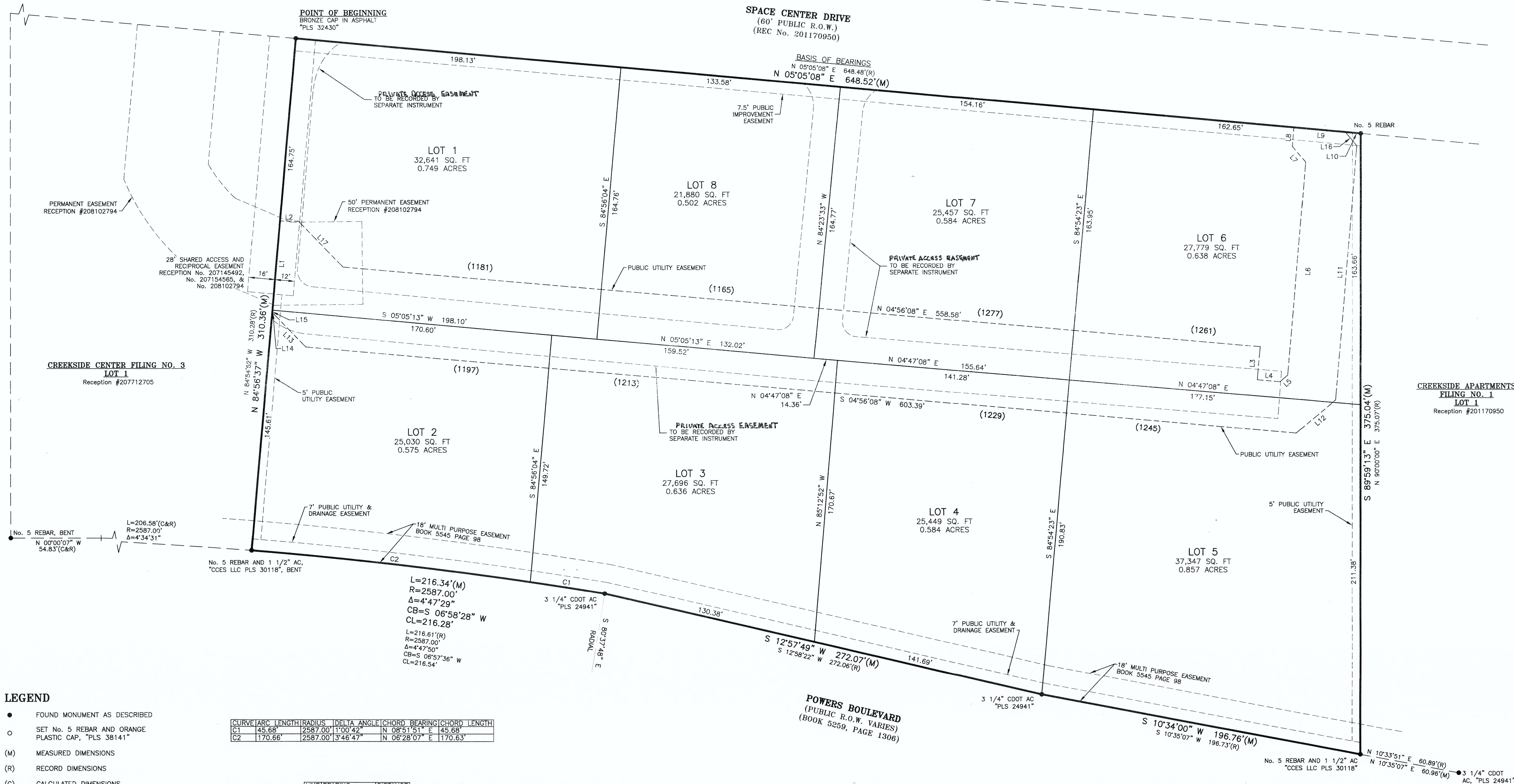
CREEKSIDE PLAZA
 A PORTION OF THE NORTHEAST QUARTER OF
 SECTION 12, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



SAND CREEK

SPACE CENTER DRIVE
 (60' PUBLIC R.O.W.)
 (REC No. 201170950)

BASIS OF BEARINGS
 N 05°05'08" E 648.48'(R)
 N 05°05'08" E 648.52'(M)



CREEKSIDE CENTER FILING NO. 3
 LOT 1
 Reception #207712705

CREEKSIDE APARTMENTS
 FILING NO. 1
 LOT 1
 Reception #201170950

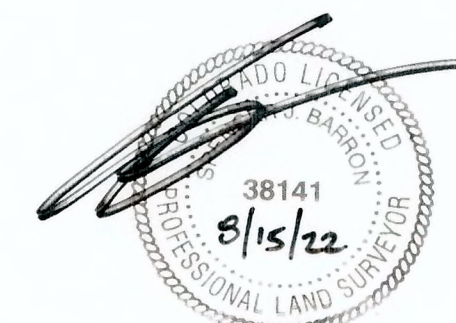
LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET No. 5 REBAR AND ORANGE PLASTIC CAP, "PLS 38141"
- (M) MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- ROW RIGHT OF WAY
- AC ALUMINUM CAP
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- () ADDRESS
- OVERALL PARCEL LINES
- LOT LINES
- ADJACENT PARCEL LINES
- EASEMENT LINES

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.68'	2587.00'	1°00'42"	N 08°51'51" E	45.68'
C2	170.66'	2587.00'	3°46'47"	N 06°28'07" E	170.63'

LINE	BEARINGS	DISTANCE
L1	N 84°56'37" W	56.04'
L2	N 00°23'49" E	11.18'
L3	S 85°03'52" E	20.00'
L4	N 04°56'08" E	13.84'
L5	N 40°14'36" W	6.14'
L6	N 85°12'52" W	128.99'
L7	S 43°34'40" W	12.37'
L8	N 85°26'20" W	11.57'
L9	N 05°05'08" E	31.13'
L10	N 49°34'40" E	10.84'
L11	S 85°12'52" E	153.89'
L12	S 40°14'36" E	31.04'
L13	S 45°30'58" W	28.28'
L14	S 04°34'40" W	0.85'
L15	N 84°56'37" W	2.07'
L16	N 05°05'08" E	9.41'
L17	N 45°30'58" E	38.90'

POWERS BOULEVARD
 (PUBLIC R.O.W. VARIES)
 (BOOK 5259, PAGE 1306)



RBD

No.	REVISIONS	Date	By
5	Comments	5/25/22	SB
2	Comments	10/7/21	TH
3	Comments	2/23/22	SB
4	Comments	3/30/22	SB

CITY No. AR FP 21-00316

BARRON LAND

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION
 2790 N. Academy Blvd, Suite 311 P: 719.360.6827
 Colorado Springs, CO 80917 F: 719.466.6527
 www.BARRONLAND.com